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SEP 26 2006

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION

Juan J. Mayol, Jr.

305 789 7787

juan.mayol@hklaw.com

September 15, 2006

BY HAND DELIVERY

BY _____

Ms. Diane O'Quinn-Williams
Director, Miami-Dade County
Department of Planning and Zoning
Stephen P. Clark Center
111 NW 1st Street, 11th Floor
Miami, Florida 33128

Mr. Nicholas Nitti
DIC Coordinator, Miami-Dade County
Department of Planning and Zoning
Stephen P. Clark Center
111 NW 1st Street, 11th Floor
Miami, Florida 33128

Re: Century Business Park, LLC (the "Applicant") (05-274) / Fifth Amended Letter of Intent

Dear Diane and Nick:

As you are aware, on July 6, 2006, the West Kendall Community Council approved, subject to conditions and the terms of a Declaration of Restrictions, the above referenced zoning application (the "Application"). In approving the Application, the Community Council opted for Plan A of the two alternative plans under consideration. Plan A called for the development of a commercial parcel on the southeast corner of the Property, and a total of 508 single-family homes and townhomes on the 67.8 acre property (the "Property").

Following the Community Council's approval and its appeal by the Director to the Board of County Commissioners, and as a continuation of its efforts to address the concerns raised by the Planning Department and the Aviation Department, the Applicant's representatives met with the Director and other representatives of the County's Aviation Department. With the understanding that the filing of a revised plan reducing the overall density of residential development within those portions of the Property affected by the Kendall Tamiami Executive Airport Outer Safety Zone (OSZ), as well as the enhancement of the safeguards contained in the proposed Declaration of Restrictions, on September 15, 2006, the Applicant filed a revised plan (dated stamped received 9-15-06) (the "Revised Plan"). A copy of the revised Declaration of Restrictions (which was previously forwarded to the Aviation Department) is attached to this letter. Under the Revised Plan, the 2.5 acre commercial parcel would be relocated to the southwest corner of the Property, entirely within the OSZ.

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

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Further, only twenty-four (24) single-family homes will be developed within the OSZ, which consists of approximately 12.4 acres. Additionally, the OSZ will contain a lot more open space than under either of the previous plans. The overall number of dwelling units on the Property will be reduced by sixty-two (62) units.

To implement the Revised Plan, the Applicant seeks the approval of the following requests:

- A district boundary change from GU to BU-1A on that certain parcel of land described on Exhibit A;
- A district boundary change from GU and IU-C to RU-3M on that certain parcel of land described on Exhibit B; and
- A district boundary change from GU and IU-C to RU-1M(A) and a non-use variance of zoning and subdivision requirements to permit lots with 0' frontage (50' required) on a public street, and to permit access to a public street by means of private drives on those certain parcels of land described on Exhibit C.

In addition, the Applicant seeks the approval of the following requests on the entire Property:

- a waiver of the zoning regulations requiring half-section line rights-of-way to be 70' wide; to permit 0' of dedication (35' required) for the west half of S.W. 152nd Avenue;
- a waiver of the zoning regulations requiring section line rights-of-way to be 80' wide; to permit 0' of dedication (40' required) for the east half of S.W. 157th Avenue;
- a waiver of the Kendall Tamiami Executive Airport Inner District Zone (ILZ) regulations which prohibit residential uses within the ILZ zone; to permit single-family and townhome residences with the ILZ zone; and
- a waiver of the Kendall Tamiami Executive Airport Outer Safety Zone (OSZ) regulations limiting residential units to less than two units per acre; to permit single-family and townhome residences at more than two units per acre.

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY 84

Ms. Diane O'Quinn
May 22, 2006
Page 3

The Applicant remains hopeful of your Department's and the Executive Council's favorable consideration of the Application, as revised to substitute the Revised Plan, and subject to the terms of the enclosed Declaration of Restrictions.

Sincerely,



Juan J. Mayol, Jr.

JJM/ma

cc: Joni Armstrong-Coffey, Esq.
Nancy Rubin, Esq.
Mr. Bruce Drum
Mr. Sunil Harman
Mr. Cesar Llano
Leila Batties, Esq.

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ZONING HEARINGS SECTION
STANDARD PLANNING AND ZONING DEPT.

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Holland+Knight

Tel 305 374 8500
Fax 305 789 7799

Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, FL 33131-2847
www.hklaw.com

LEILA M. JACKSON BATTIES
305 789 7626
leila.batties@hklaw.com

January 27, 2006

VIA HAND DELIVERY

Diane O'Quinn Williams
Director
Miami-Dade County
Department of Planning and Zoning
111 NW 1st Street, 11th Floor
Miami, FL 33128

Amendment
205-274
JAN 27 2006
14

Re: Century Business Park, LLC (05-274) / Third Amended Letter of Intent

Dear Ms. O'Quinn Williams:

This shall constitute the third amended letter of intent on behalf of Century Business Park, LLC ("Century") in support of the above-referenced application (the "Application").

The Application currently requests a district boundary change from GU and IU to BU-1A on 67± acres at the northeast corner of the intersection of SW 120 Street and SW 157 Avenue; a special exception to permit residential uses in the BU-1A district; and variances from Sec. 33-395 of the Miami-Dade County Code to permit the proposed residential development in the Kendall Tamiami Executive Airport Inner District (ILZ) and Outer Safety Zone (OSZ).

Under this third amended letter of intent, Century respectfully withdraws the above-referenced district boundary change and special exception requests, and further seeks to amend the Application as follows:

1. The subject property increases from 67± acres to 70± acres and shall consist of three parcels – Parcel A consisting of 2.44 acres (the "Commercial Parcel"); Parcel B consisting of 32.50 acres (the "Townhouse Parcel"); and Parcel C consisting of 34.99 acres (the "Single Family Parcel"). The sketch and legal descriptions for the property are enclosed.

Ms. Diane O'Quinn Williams
January 27, 2006
Page 2

2. Century seeks a district boundary change from IU-C to BU-1A on Parcel A. Please note that an application for site plan approval on the parcel will be submitted separately.
3. Century seeks a district boundary change from GU and IU-C to RU-3M with RU-TH development standards on Parcel B.
4. Century seeks a district boundary change from GU and IU-C to RU-1M(a) on Parcel C.
5. The proposed residential community will be entirely private and maintained by a homeowners' association, community development district, special taxing district, or similar entity, subject to the approval by the County. As such, the single family homes and the townhomes will be served by private drives.

In light of the foregoing, the Application, as amended herein, now seeks the following approvals:

1. a district boundary change from IU-C to BU-1A on Parcel A;
2. a district about change from GU and IU-C to RU-3M on Parcel B;
3. a district boundary change from GU and IU-C to RU-1M(a) on Parcel C;
4. a non-use variance of the zoning and subdivision requirements to permit 0' frontage on a public street where 50' is required;
5. a variance of Sec. 33-395(A)(1) to permit new residential construction in the Kendall-Tamiami Executive Airport Inner District (ILZ); and
6. a variance of Sec. 33-395(A)(5) to permit residential units at more than two units per acre in the Kendall-Tamiami Executive Airport Outer Safety zone (OSZ).

We remain hopeful of the County's favorable consideration of the Application. As always, please do not hesitate to contact me if you have any questions or concerns. Thank you for your considerate attention to this matter.

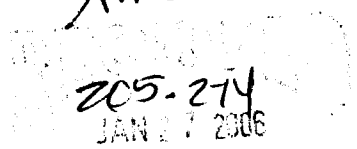
Sincerely,



Leila M. Jackson Batties

cc: Mr. Nicholas Nitti (w/ enc.)
Mr. Cesar Llano (w/ enc.)
Juan J. Mayol, Jr., Esq. (w/ enc.)

3542337_v1

Amend

Alt

Holland+Knight

Tel 305 374 8500
Fax 305 789 7799

Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, FL 33131
www.hklaw.com

September 21, 2005

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Dept. of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128

Rev. letter of Intent

05-274
05-210

Re: **Century Business Park, LLC f/k/a Jack K. Thomas, Trustee (04-185)**
Second Amended Letter of Intent

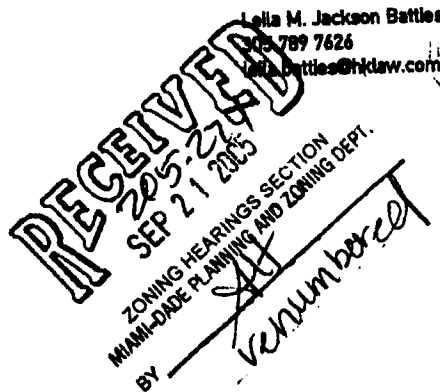
Dear Ms. O'Quinn Williams:

This second amended letter of intent is submitted in connection with the above-referenced zoning application (the "Application"), which currently seeks a district boundary change from GU and IU-C to BU-1A on 67.8± acres located at the northeast corner of the intersection of theoretical SW 157 Avenue and SW 120 Street.

We respectfully request that the Application be amended to include the following additional requests:

- (1) a special exception to permit residential uses in the BU-1A district;
- (2) a variance of Sec. 33-395 (A)(1) to permit new residential construction in the Kendall-Tamiami Executive Airport Inner District (ILZ); and
- (3) a variance of Sec. 33.-395(A)(5) to permit residential units at more than two units per acre in the Kendall-Tamiami Executive Airport Outer Safety Zone (OSZ).

Copies of the plans for the proposed development are enclosed.



Ms. Diane O'Quinn Williams
September 20, 2005
Page 2

We remain hopeful of the Department's favorable consideration of the Application as amended herein. Should you have any additional questions or concerns, please do not hesitate to contact me. Thank you for your considerate attention to this matter.

Sincerely,



Leila M. Jackson Batties

Enc.

Cc: Mr. John Martinez, Secretary, Florida Department of Transportation, District 6
(w/ enc., via certified mail, return receipt requested)
Mr. Nick Nitti, Coordinator, Developmental Impact Committee
(via hand delivery, w/ enc.)
Mr. Cesar Llano, Century Business Park, LLC (w/o enc.)
Juan J. Mayol, Jr., Esq., Holland & Knight LLP (w/o enc)

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Holland+Knight

Tel 305 374 8500
Fax 305 789 7799

Holland & Knight LLP
701 Brickell Avenue
Suite 3000
P.O. Box 015441 (ZIP 33101-5441)
Miami, FL 33131
www.hklaw.com

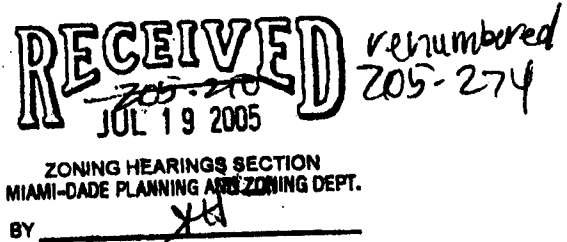
Laila M. Jackson Batties
305 789 7626
laila.batties@hklaw.com

Revised letter of intent

July 19, 2005

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Dept. of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128



Re: Jack K. Thomas, Trustee (04-185) / Amended Letter of Intent

Dear Ms. O'Quinn Williams:

This amended letter of intent is submitted in connection with the above-referenced zoning application (the "Application"), which currently seeks a district boundary change on 37± acres located at the northwest corner of the intersection of theoretical SW 157 Avenue and SW 120 Street, from GU to IU-C.

We respectfully request that the Application be amended as follows:

- (1) withdraw the request for a district boundary change from GU to IU-C on the 37± acres ("Parcel 1");
- (2) expand the Application property to include an additional 30.8± acres immediately east of the Property, which is legally described in the attached Exhibit "A" and currently zoned IU-C ("Parcel 2");
- (3) request a district boundary change from GU to BU-1A on Parcel 1 and a district boundary change from IU-C to BU-1A on Parcel 2; and
- (4) change the ownership/applicant information to reflect the current owner of the Application property, Century Business Park, LLC. (The new application and disclosure of interest forms will be submitted under separate cover.)

Ms. Diane O'Quinn Williams
July 19, 2005
Page 2

We remain hopeful of the Department's favorable consideration of the Application as amended herein. Should you have any additional questions or concerns, please do not hesitate to contact me. Thank you for your considerate attention to this matter.

Sincerely,



Leila M. Jackson Batties

Enc.

Cc: Mr. Cesar Llano
Juan J. Mayol, Jr., Esq.

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Boca Raton
Fort Lauderdale
Jacksonville
Miami
Orlando
Tallahassee
Tampa
West Palm Beach

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201-185
MAY 19 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY 

Akerman Senterfitt
ATTORNEYS AT LAW

One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1714

www.akerman.com

305 374 5600 tel 305 374 5095 fax

Juan J. Mayol, Jr.
305 755 5807
jmayol@akerman.com

May 19, 2004

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Department of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128

Re: Jack K. Thomas, Trustee/ Letter of Intent

Dear Ms. O'Quinn Williams:

This shall constitute the letter of intent on behalf of Jack K. Thomas, Trustee (the "Applicant"), in support of the Applicant's request for a district boundary change concerning that 37.8± acre parcel of land located on the northeast corner of the intersection of theoretical SW 157th Avenue and S.W. 120th Street, in unincorporated Miami-Dade County (the "Property").

The Property is currently zoned GU. The Applicant seeks a district boundary change to IU-C, which would allow for the development of a product consistent with the general development pattern of the properties on 120th Street approximate to Kendall-Tamiami Airport.

The Property is located in a rapidly developing area of southwest Miami-Dade County, and this application will address the community's need for additional areas for locating businesses and other employment generating activities. Moreover, the current use of the Property, which is in seasonal agricultural production, is no longer consistent with the surrounding neighborhood. This area has been transformed by the residential boom in Miami-Dade County and the close proximity of agricultural uses and residential uses creates potential for conflict.

Plan requested